

105.0

0001

0001.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel
1,239,100 / 1,239,100

USE VALUE:

1,239,100 / 1,239,100

ASSESSED:

1,239,100 / 1,239,100


Patriot
Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------------|
| 20 | | OLD MIDDLESEX PATH, ARLINGTON |

| OWNERSHIP | | Unit #: |
|-----------|-------------------------------|---------|
| Owner 1: | DOHERTY FRANCIS X JR/MARISA L | |
| Owner 2: | | |
| Owner 3: | | |

Street 1: 20 OLD MIDDLESEX PATH

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: DIBIASE ROBERT -

Owner 2: -

Street 1: 20 OLD MIDDLESEX PATH

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .222 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1960, having primarily Clapboard Exterior and 3075 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R0 | LARGE LOT | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | Topo | | | | |
| s | | Street | | | | |
| t | | Gas: | | | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 9680 | | Sq. Ft. | Site | | 0 | 70. | 0.73 | 4 | | | | | | | | | 497,277 | | | | | | 497,300 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101 | 9680.000 | 741,800 | | 497,300 | 1,239,100 | | 67331 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 09/11/18 |

 APPRAISED: 1,239,100 / 1,239,100
 USE VALUE: 1,239,100 / 1,239,100
 ASSESSED: 1,239,100 / 1,239,100

!8311!

USER DEFINED

| | |
|----------------|-------------------|
| Prior Id # 1: | 67331 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | 12/30/21 07:06:35 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| LAST REV | |
| Date | Time |
| 12/30/21 | 14:14:23 |
| apro | |
| | 8311 |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022 | 101 | FV | 741,800 | 0 | 9,680. | 497,300 | 1,239,100 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 721,100 | 0 | 9,680. | 497,300 | 1,218,400 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 721,300 | 0 | 9,680. | 497,300 | 1,218,600 | | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 517,700 | 0 | 9,680. | 497,300 | 1,015,000 | | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 517,700 | 0 | 9,680. | 426,200 | 943,900 | | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 517,700 | 0 | 9,680. | 397,800 | 915,500 | | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 517,700 | 0 | 9,680. | 341,000 | 858,700 | | Year End | 1/4/2016 |
| 2015 | 101 | FV | 489,400 | 0 | 9,680. | 305,500 | 794,900 | | Year End Roll | 12/11/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|------------|-------------|------------|----|-----|-------|-------|
| DIBIASE ROBERT | 1294-26 | | 12/14/2004 | | 879,900 | No | No | | |
| SENOPOULOS SYLV | 1283-112 | | 4/28/2004 | Change>Sale | 400,000 | No | No | | |
| | 671-164 | | 1/1/1901 | Family | | No | No | N | |

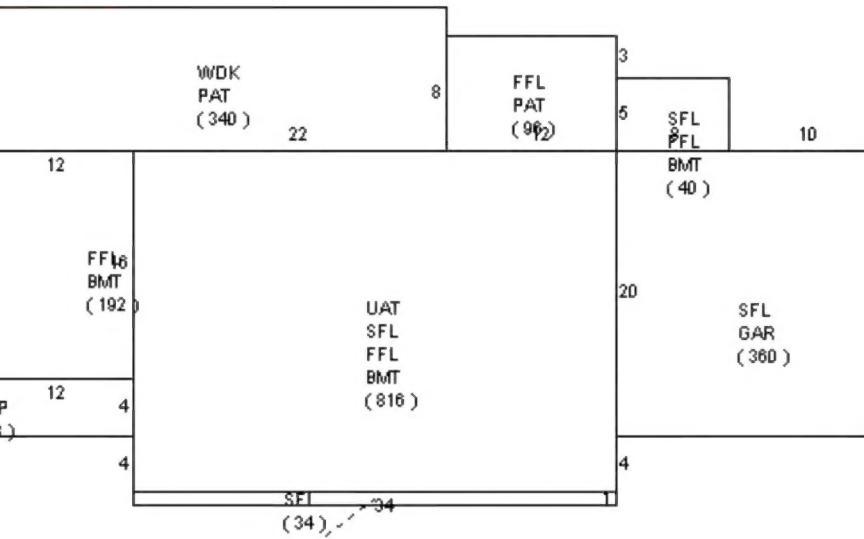
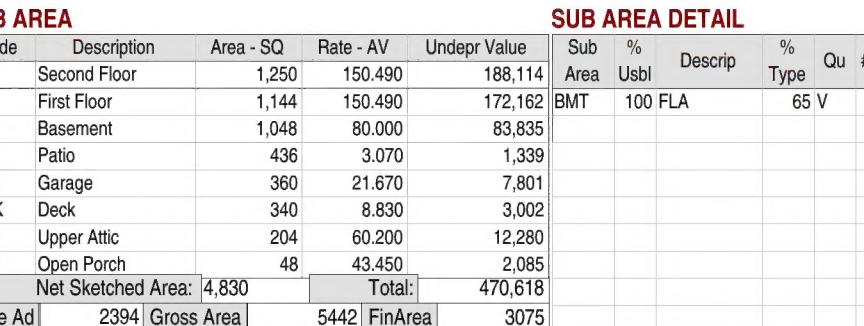
BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|--------|----------|--------|-----------|------------|----------|------------|--------------------|
| 9/18/2014 | 1215 | Manual | 260 | 9/18/2014 | | | | insulation |
| 2/28/2005 | 121 | Renovate | 65,000 | | | G6 | GR FY06 | 2 offices and full |
| 11/4/2004 | 1063 | Manual | 20,000 | | | G6 | GR FY06 | DIG OUT BASEMENT F |
| 8/3/2004 | 766 | Addition | 70,000 | C | | G6 | GR FY06 | |
| 6/18/2004 | 564 | Foundati | 10,000 | | | G6 | GR FY06 | |
| 6/9/2004 | 465 | Re-Roof | 16,000 | | | G6 | GR FY06 | new windows also |
| 1/20/2004 | 32 | Redo Kit | 20,000 | C | | G6 | GR FY06 | RE DO BATHRM NEW F |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-------------|
| 9/11/2018 | MEAS&NOTICE | CC | Chris C |
| 6/5/2009 | Entry Denied | 189 | PATRIOT |
| 10/4/2005 | Fieldrev-Chg | BR | B Rossignol |
| 3/30/2005 | MLS | MM | Mary M |
| 1/20/2005 | Permit Visit | BR | B Rossignol |
| 10/26/1999 | Meas/Inspect | 263 | PATRIOT |
| 8/19/1991 | | KT | |

Sign: VERIFICATION OF VISIT NOT DATA _____

| | | | | | | | | | | | | | | | | | | |
|---|-------------------|-------------------|-----|------------------------------------|-------------------|-------------------------|-----|-------------------------|---------------------------------|------------|-----|---------------|------|---------------|------------|------------|--------------|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | |
| Type: 05 - Garrison | 2 | Rating: Very Good | | | | | | | | | | | | | | | | |
| Sty Ht: 2A - 2 Sty +Attic | | | | A Bath: | Rating: | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | | |
| Foundation: 1 - Concrete | | | | A 3QBth: | Rating: | | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | 1/2 Bath: 1 | Rating: Very Good | | | | | | | | | | | | | |
| Prime Wall: 2 - Clapboard | | | | A HBth: | Rating: | | | | | | | | | | | | | |
| Sec Wall: | | % | | OthrFix: | Rating: | | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | | | | | | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | | | | | | | | | | | | | | | |
| Color: BEIGE | | | | | | | | | | | | | | | | | | |
| View / Desir: | | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | OTHER FEATURES | | | | RESIDENTIAL GRID | | | | SKETCH | | | | | | |
| Grade: B - Good | | | | Kits: 1 | Rating: Very Good | | | 1st Res Grid | Desc: Line 1 | # Units: 1 | | | | | | | | |
| Year Blt: 1960 | Eff Yr Blt: | | | A Kits: | Rating: | | | Level | FY LR DR D K FR RR BR FB HB L O | | | | | | | | | |
| Alt LUC: | Alt %: | | | Fpl: 1 | Rating: Very Good | | | Other | | | | | | | | | | |
| Jurisdct: G10 | Fact: . | | | WSFlue: | Rating: | | | Upper | | | | | | | | | | |
| Const Mod: | | | | | | | | Lvl 2 | | | | | | | | | | |
| Lump Sum Adj: | | | | | | | | Lvl 1 | | | | | | | | | | |
| INTERIOR INFORMATION | | | | CONDOS INFORMATION | | | | | | | | | | | | | | |
| Avg Ht/FL: STD | | | | Location: | | | | | | | | | | | | | | |
| Prim Int Wal: 1 - Drywall | | | | Total Units: | | | | | | | | | | | | | | |
| Sec Int Wall: | | % | | Floor: | | | | | | | | | | | | | | |
| Partition: T - Typical | | | | % Own: | | | | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | Name: | | | | | | | | | | | | | | |
| Sec Floors: 4 - Carpet | 25% | | | | | | | | | | | | | | | | | |
| DEPRECIATION | | | | REMODELING | | | | RES BREAKDOWN | | | | SKETCH | | | | | | |
| Avg Ht/FL: STD | VG - Very Good | 4.6 % | | Exterior: | | | | No Unit | RMS | BRS | FL | | | | | | | |
| Prim Int Wal: 1 - Drywall | | | | Interior: | | | | 1 | 6 | 3 | | | | | | | | |
| Sec Int Wall: | | % | | Additions: | 2004 | | | | | | | | | | | | | |
| Partition: T - Typical | | | | Kitchen: | 2004 | | | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | Baths: | | | | | | | | | | | | | | |
| Sec Floors: 4 - Carpet | 25% | | | Plumbing: | | | | | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | | Electric: | | | | | | | | | | | | | | |
| Subfloor: | | | | Heating: | | | | | | | | | | | | | | |
| Bsmnt Gar: | | | | General: | | | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | | | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | | | | | | | | | | | | | | | |
| Heat Fuel: 1 - Oil | | | | | | | | | | | | | | | | | | |
| Heat Type: 5 - Steam | | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | | | | | | | | | | | | | | | |
| % Heated: 100 | % AC: | | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | | | | | | | | | | | | | | | |
| % Com Wal | % Sprinkled | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | Model: | | Serial #: | | Year: | | Color: | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 105.0-0001-0001.A | | | | | | | | | | SKETCH | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | |
| More: N | Total Yard Items: | | | | | Total Special Features: | | | | | | | | Total: | | | | |
|  | | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | | | | |